

Land Bank Board of Trustees Meeting

May 17, 2016

City Commission Room, 701 N. Jefferson, Junction City KS 66441

Mick McCallister
Phyllis Fitzgerald
Jim Sands
Pat Landes
Michael Ryan

1. 8:00 P.M. - CALL TO ORDER:

2. NEW BUSINESS:

- a. Consideration of Land Bank Minutes for May 3, 2016 Meeting. (p.2)
- b. Consider the request from USD475 for two Lots in the 14th Street Commons Area. (p.5)
- c. Presentation and Discussion on Proposal from Aging Well requesting Land Bank "gift" Lots 1-13, Block 2, Deer Creek Unit No. 3 to Aging Well for development of a "senior campus". (p.10)
- d. Consideration of Offer to Purchase from John Kramer for Lot 1, Block 1, Cherokee Addition, a 5-acre tract of land owned by the Land Bank north of Grant Avenue. (p.22)
- e. Discussion of Agreement with Board of Realtors concerning Marketing of Land Bank Lots. (p.27)
- f. Discussion regarding the 2016 Tax Sale concerning the lots owned by Choice Properties in Mann's Ranch and Sutter Woods - Deed to Land Bank, NRP, and other relevant issues. (p.29)

3. ADJOURNMENT:

Land Bank Board of Trustees Meeting

Backup material for agenda item:

- a. Consideration of Land Bank Minutes for May 3, 2016 Meeting.

JUNCTION CITY LAND BANK BOARD OF TRUSTEES MINUTES

May 3, 2016

6:30 p.m.

CALL TO ORDER

A meeting of the Junction City Land Bank Board of Trustees was held on Tuesday, May 3, 2016 with Chairman Mick McCallister presiding.

The following members of the Land Bank were present: Mick McCallister, Michael Ryan, Pat Landes, Jim Sands and Phyllis Fitzgerald. Staff present was: Allen Dinkel, Cheryl Beatty, and Shawna Settles.

NEW BUSINESS

Land Bank Minutes for April 5, 2016 Meeting were presented for consideration. Trustee Landes moved to approve Land Bank Minutes for March 15, 2016 Meeting, seconded by Trustee Sands. Ayes: McCallister, Ryan, Landes, Sands and Fitzgerald. Nays: None. Motion carried.

There was discussion of the Marketing Plan for Land Bank Lots. Planning & Zoning Administrator Yearout, City Manager Dinkel and Staci Schroeder of Mathis Lueker Real Estate discussed using licensed realtors to sell lots for a commission and have Google Earth available on the City website.

There was discussion of the initial redesign work for portions of Olivia Farms. Planning & Zoning Administrator Yearout and Leon Osbourn of Kaw Valley Engineering Inc. gave details and answered questions.

The grant of a twenty foot Utility Easement across thirteen Land Bank Lots to Westar Energy for \$5,450.00 was presented. City Manager Dinkel explained his recommendation to deny the offer and answered questions. There was discussion but no action taken.

The request from USD 475 to obtain two lots in the 14th Street Commons Area was presented. City Manager Dinkel explained the offer and answered questions. Staff will move forward with the paperwork to present at a later date.

ADJOURNMENT

Trustee Landes moved, seconded by Trustee Sands to adjourn at 7:04 p.m. Ayes: McCallister, Ryan, Landes, Sands and Fitzgerald. Nays: None. Motion carried.

APPROVED AND ACCEPTED THIS 17TH DAY OF MAY AS THE OFFICIAL
COPY OF THE JUNCTION CITY LAND BANK BOARD OF TRUSTEES
MINUTES FOR MAY 3, 2016.

Shawna Settles, Secretary

Mick McCallister, Chairman

Land Bank Board of Trustees Meeting

Backup material for agenda item:

- b. Consider the request from USD475 for two Lots in the 14th Street Commons Area.

City of Junction City

Land Bank

Agenda Memo

05/11/2016

From: Allen J. Dinkel, City Manager
To: Land Bank Trustees
Subject: Request for 2 Lots from USD 475

Objective: Consider Request for 2 Lots in the 14th Street Commons Area from USD 475. They desire to have parcels 12 and 13. The legal description are: 14th Street Commons, Block 1, Lot 29, Section 02 Township 12 Range 05 with a common address of 1771 14th Street Place and 14th Street Commons, Block 1, Lot 28, Section 02 Township 12 Range 05 with a common address of 1767 14th Street Place

Explanation of Issue: USD 475 is desiring to obtain 2 lots to construct houses by their students in the 14th Street Commons area. They are willing to allow us to have the large pile of soil south of the middle school. There is about 47,000 Cubic yards of soil. They would like to have 2 lots for the project and have no specials applied in return for the soil.

Budget Impact: No specials would be collected and no funds would be received for the lots, but in turn the City would have easy access to a large amount of soil. The special assessments on these lots is \$1,308.36 per lot per year for a year period.

Staff Recommendation: At the last Land Bank meeting there appeared to be a strong desire to complete this transaction with USD 475 to allow these lots to be used for the construction of houses by the students enrolled in the specific trades class. The access to approximately 47,000 cubic yards of soil has a value that exceeds the loss of revenue from special assessments.

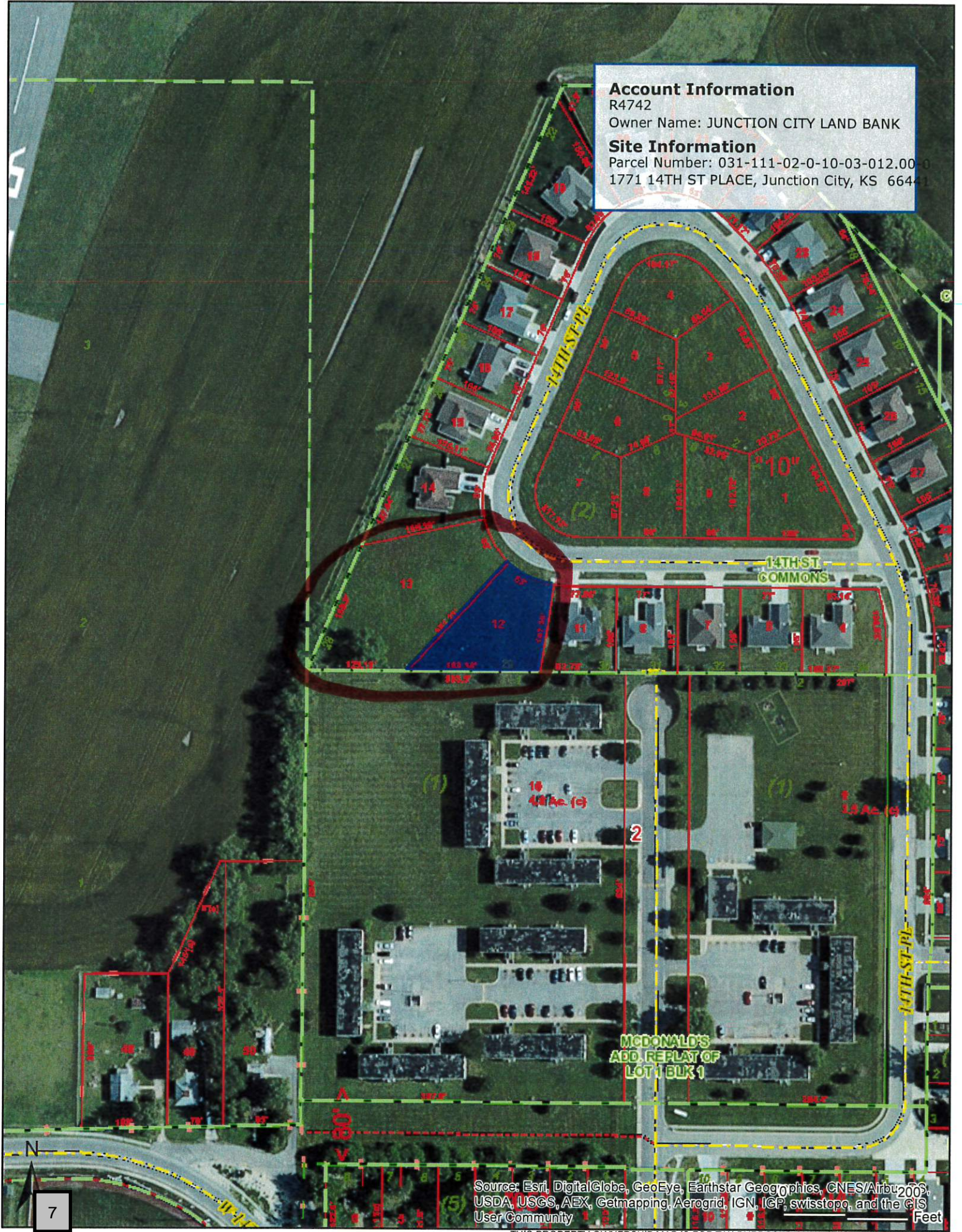
Account Information

R4742

Owner Name: JUNCTION CITY LAND BANK

Site Information

Parcel Number: 031-111-02-0-10-03-012.00-0
1771 14TH ST PLACE, Junction City, KS 66441



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus, 2003, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

THIS PROPERTY OWNERSHIP MAP IS FOR TAX PURPOSES ONLY. IT IS NOT INTENDED FOR CONVEYANCES NOR DOES IT REPRESENT A LEGAL SURVEY.

Geary County Kansas Property Card

For Parcel 031-111-02-0-10-03-013.00-0 (R 4743)

General Properties for tax year 2016

12

General

Ref ID	Class	Address	Zoning	Neighborhood	Type	Status	Living Units	Acres
R4743	E	1767 14TH ST PLACE, Junction City, KS 66441	RG	H13.G	Exempt	Active	0	

Location

Twp	Range	Sec	Legal Type	Legal Description
12	05	02	S	14TH ST COMMONS, BLOCK 1, Lot 28, SECTION 02 TOWNSHIP 12 RANGE 05

Land Based Classification

Function	Activity	Ownership	Site
	1000	1100	1000

Property Factors

Topography	Utilities	Access	Fronting	Parking Type	Parking Quantity	Parking Proximity	Parking Covered	Parking UnCovered
1	1	1	4	3	2	3		

Market Land

Tax Year	Method	EffFF	Depth	Dfact	Inf1	Fact1	Inf2	Fact2	Ovrd	Class	Value Est
2016	Frontage and Depth	95.000000	229.000000	1.160000						E	16000.000000
2015	Frontage and Depth	95.000000	229.000000	1.160000	0	80.000000	5			E	14110.000000

Appraised

Tax Year	Class	Land	Building	Total
2016	E	16000	0	16000
2015	E	14110	0	14110

Owners

Property Owner	Mailing Address
JUNCTION CITY LAND BANK	700 N JEFFERSON ST JUNCTION CITY, KS 66441

This content is available to logged in users only. To acquire a login please contact the Appraiser's office.

Dwelling

No Dwelling data found.

No Comp Sales data found.

No Component data found.

Improvement

No Building Improvements found

No Other Improvement data found.

No Permit data found.

Commercial

Geary County Kansas Property Card

For Parcel 031-111-02-0-10-03-012.00-0 (R 4742)

General Properties for tax year 2016

(13)

General

Ref ID	Class	Address	Zoning	Neighborhood	Type	Status	Living Units	Acres
R4742	E	1771 14TH ST PLACE, Junction City, KS 66441	RG	H13.G	Exempt	Active	0	

Location

Twp	Range	Sec	Legal Type	Legal Description
12	05	02	S	14TH ST COMMONS, BLOCK 1, Lot 29, SECTION 02 TOWNSHIP 12 RANGE 05

Land Based Classification

Function	Activity	Ownership	Site
	1000	1100	1000

Property Factors

Topography	Utilities	Access	Fronting	Parking Type	Parking Quantity	Parking Proximity	Parking Covered	Parking UnCovered
1	1	1	4	3	2	3		

Market Land

Tax Year	Method	EffFF	Depth	Dfact	Infl	Fact1	Infl2	Fact2	Ovrd	Class	Value Est
2016	Frontage and Depth	98.000000	138.000000	1.020000						E	14220.000000
2015	Frontage and Depth	98.000000	138.000000	1.020000	0	80.000000	5			E	12790.000000

Appraised

Tax Year	Class	Land	Building	Total
2016	E	14220	0	14220
2015	E	12790	0	12790

Owners

Property Owner	Mailing Address
JUNCTION CITY LAND BANK	700 N JEFFERSON ST JUNCTION CITY, KS 66441

This content is available to logged in users only. To acquire a login please contact the Appraiser's office.

Dwelling

No Dwelling data found.

No Comp Sales data found.

No Component data found.

Improvement

No Building Improvements found

No Other Improvement data found.

No Permit data found.

Commercial

Land Bank Board of Trustees Meeting

Backup material for agenda item:

- c. Presentation and Discussion on Proposal from Aging Well requesting Land Bank "gift" Lots 1-13, Block 2, Deer Creek Unit No. 3 to Aging Well for development of a "senior campus".

City of Junction City
Land Bank Board of Trustees/City Commission
Agenda Memo

May 17, 2016

From: David L. Yearout, AICP, CFM, Director of Planning and Zoning

To: Land Bank Board of Trustees/City Commission & Allen Dinkel, City Manager

Subject: Discussion on Aging Well Proposal – Deer Creek Addition Unit No. 3

Issue: Discussion on the Aging Well proposal to have the Land Bank “gift” Lots 1-13, Block 2, Deer Creek Addition Unit No. 3, to Aging Well; forgive all special assessments for the infrastructure support said lots; and support the rezoning and replatting for said lots into a “senior living campus” as outlined within the written proposal.

Explanation of Issue: The Junction City Land Bank received a written offer from Aging Well on April 13, 2016, requesting the Land Bank “gift” Lots 1-13, Block 2, Deer Creek Addition Unit No. 3, to Aging Well; forgive all special assessments for the infrastructure support said lots; and support the rezoning and replatting for said lots into a “senior living campus”. A copy of the written proposal, along with three draft layouts on the relevant lots, is attached to this Memo.

The financial information concerning these lots with respect to the sale price and the totals for outstanding specials are as follows:

1. Asking price of \$5,000.00 per lot, for 13 lots, equals \$65,000.00.
2. Specials are \$1,604.77 per year each lot, over 20 years for 13 lots equals \$417,240.20.
3. The total amount of monies being asked to be “gifted” to Aging Well equals \$482,240.20.

Additionally, these lots are not presently served by electric or natural gas mains. These utilities will need to be extended to the properties by the “developer”.

Finally, the other factor that must be accepted for this area is there will only be one point of access into and out of this area, which is Sumner Drive from Spring Valley Road. There is no easy “fix” to this situation. The most logical action would be to pursue opening a road between Spring Valley Road and Hunter Lane, either across the land owned by Mr. Strauss or along the south line of the Mayor’s property. It would most likely require a condemnation action by the City to make that happen anytime soon and it is doubtful that would happen.

For the proposed development of Aging Well to occur, the property will have to be rezoned to a “PDD” Planned Development District, and replatted to accommodate the ultimate development layout. As noted above, the three “draft” optional layouts are included for your information.

Another factor that must be part of the discussion is that, this project would most likely be “tax-exempt”, meaning it would not be subject to paying any property taxes and would not add to the tax base. This would be true regardless of where it is constructed and would remain in that “status” so long as current tax law in Kansas remains in effect. These types of “senior retirement facilities” were made “tax exempt” a few years ago by the Legislature and, to our knowledge, there is no effort being made to return them to the tax rolls.

Background:

Aging Well has been discussing a location for the proposed facility for a number of years. At one point in time, a proposal was discussed about placing this development in Tom Neil Industrial Park. That idea was rejected, but the idea was explored about making land available in the north end of South Park. That idea has never completely been “closed”, but there are issues with it would require other things to happen. Regardless, that should be considered a potential location still ‘on-the-table’.

Staff Recommendation: Staff believes this particular request may not be the best location for this project. There is also a significant aspect that must be addressed by the Land Bank Board of Trustees and City Commission, which is the total “financial” impact of this request, as well as the lack of addition to the tax base of the City.

Additionally, if the Land Bank and City Commission is willing to entertain the idea of “gifting” Land Bank lots and forgiving special assessments, there may be other locations within the inventory of Land Bank properties that might be a better location for a development of this nature.

Staff would recommend this proposal be tabled and further evaluations be made by representatives of Aging Well and staff to explore other potential properties; provided, the Board of Trustees/City Commission wish to even pursue assisting in putting a “deal” together.

Suggested Motion:

Trustee _____ moved the Junction City Land Bank Board of Trustees table the request from Aging Well and staff to explore all options with Aging Well representatives and return with more information.

Trustee _____ seconded the motion.

Enclosures:

Offer from Aging Well, with aerials and other information on the relevant property.

April 20, 2016

RECEIVED
APR 25 2016

Junction City/Geary County
Planning and Zoning

Reply to Junction City Office

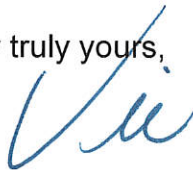
Allen Dinkel, City Manager,
David Yearout, Zoning Chief
700 N. Jefferson
Junction City, KS 66441

Re: Aging Well Land Bank Presentation

Dear Allen and David:

This is to confirm that Aging Well will make its Land Bank presentation on Tuesday, May 17, 2016, rather than May 3, 2016.

Very truly yours,



Victor A. Davis, Jr.
For the Firm

VAD/gh

Victor A. Davis, Jr.
Keith R. Henry
Steven R. Struebing
David P. Troup
Wendy L. Kaus*
Clayton C. Skaggs
Tad B. Ruliffson
Melissa D. Richards

U.S. Weary
[1885-1977]
Robert K. Weary
[1921-2001]

*of counsel

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**weary
davis**^{l.c.}
law firm est. 1917



April 13, 2016

HAND DELIVERED

Junction City Land Bank
c/o Allen Dinkel, City Manager,
and David Yearout, Zoning Chief
700 N. Jefferson
Junction City, KS 66441

Re: Deer Creek Addition Lots

Dear Gentlemen and Land Bank Members:

On behalf of Aging Well, Inc. ("AW"), we are requesting that the Land Bank grant an option to AW on a number of lots in the Deer Creek Addition to Junction City, Kansas presently under control of the Land Bank.

Some of you are familiar with Aging Well, Inc., but others may not be. AW is a Kansas not-for-profit corporation which has been granted federal income tax exemption pursuant to Internal Revenue Code Section 501(c)(3). AW has no stockholders and is not capable of issuing stock. AW is governed by a board of directors which consists of the following local persons: Andrea Mace, Barbara Craft, Calvin Pottberg, Dr. Tom Craig, Duane Blythe, Dr. John Kovac, LaDonna Junghans, Leon Osbourn, Rex Matney and myself.

AW commenced its work in 2010 and its sole purpose is to bring to Junction City a new senior campus which would include independent living units, assisted living opportunities, and full nursing care facilities. The group came together as a result of the closing of the Good Samaritan Nursing Home on Spruce Street. At that time, an independent survey documented the need for more senior living facilities and opportunities in Junction City.

The old Good Samaritan site was purchased by Justin and Ann Hoover and turned into Spruce Suites which is a top notch independent living facility. It is our understanding Spruce Suites is full. Junction City has two other facilities, namely: Valley View and Brookdale, both of which run near to capacity, especially in the sections of those facilities which offer independent and assisted living opportunities. In addition, Junction City has

Bicentennial Manor which also runs near to capacity in occupancy. We presently don't have enough senior living units and as Junction City and Geary County populations age, the need will only increase.

Since its inception, AW has received approximately \$30,000 in seed money from private donations and Economic Development Commission grants to prepare the initial "needs" study, prepare a financial forecast, and to retain the services of John Grace, who is AW's consultant. None of the board members receive any compensation.

AW has explored financing possibilities and ultimate financing will be a combination of donations from individuals and local foundations and either industrial revenue bond or some form of SBA financing. We believe there is a good chance that we will be able to get this project funded and financed. The project has developed a substantial amount of local interest from citizens in our community desiring a secure, comfortable living environment to retire in which combines all three elements of independent living, assisted living and full nursing care if that should ever become necessary.

The next phase of getting this project developed is securing at least an option on a site on which to locate the facility. Several years ago, we had discussions with the City Commission about utilizing a portion of South Park which is not actively used for park purposes. As some of you will recall, the City acquired that land through condemnation under a federal law, as I understand it, developed to help cities acquire land for parks. It is our understanding that before any South Park land can be used for other than park purposes, the federal government must release it. I don't think anybody knows whether that is possible and, if so, how long that procedure would take. Also the land we are requesting now would work much better than South Park land.

Since having those early discussions with the City, the over supply of building lots and establishment of the Land Bank came into being. In helping us work to find a site, Leon Osbourn, who is on our board of directors, has looked into utilizing some of the lots in the Deer Creek Addition. The Deer Creek Addition is east of Spring Valley Road and at the end of Sumner Drive. Deer Creek Addition is a loop street subdivision which is fully self contained and there is no development on any of the lots.

After some preliminary study, we think that the Deer Creek Addition would be an ideal site for our facility. The lots that we are looking at are those located north of Sumner Drive. With this letter I am enclosing three plats of Deer Creek showing some different building scenarios. The nice thing about it is that the assisted living and full nursing and administrative offices could be located inside of the loop and then around the perimeter lots there could be independent living small houses or duplexes that would be owned either by AW or individual residents. This subdivision is relatively close to the Senior Citizens Center and also to healthcare facilities which are primarily in the western part of the City.

Junction City Land Bank
April 13, 2016
Page 3

AW isn't in the business of owning and developing lots for residential or commercial purposes. The only reason AW wants land is to provide a site for the facility that it wants to build for senior housing. The site needs to accommodate the initial project size and then future growth. We propose that the Land Bank grant to AW an option on these lots which AW could exercise if financing and the other contingencies of the project fall into place. If AW is not able to put the project together and move forward, AW would have no need for the lots and would not exercise the option.

We understand that to date the Land Bank has sold some lots to developers to build residential homes on and sell hopefully at a profit. AW is a not-for-profit organization and our goal is not to make money, but to develop a senior living facility that will provide housing to senior citizens as they transition out of single family dwelling units. In addition, the facility will provide initially approximately 30 jobs for nurses and other staff members. Because of the nature of what AW is attempting to do, we are requesting that if the project does happen that the Land Bank give the lots to AW for this project. We think that this would be a win/win situation. AW would have a site and be that much closer to putting this project together. The City would be seeing vacant lots put to use, would help create economic opportunity in our community, and would be relieved of the burden of the special assessments on these lots.

The lots that AW is requesting an option on are all that part of Deer Creek which lies north of Sumner Drive.

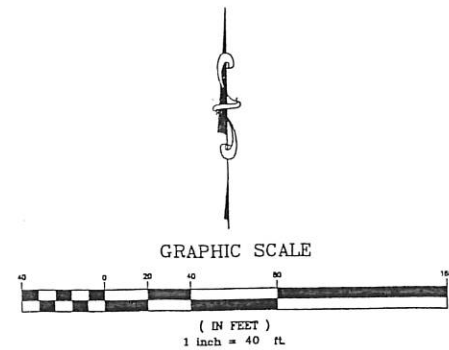
We look forward to meeting with the Land Bank and discussing this project with you.

Very truly yours,

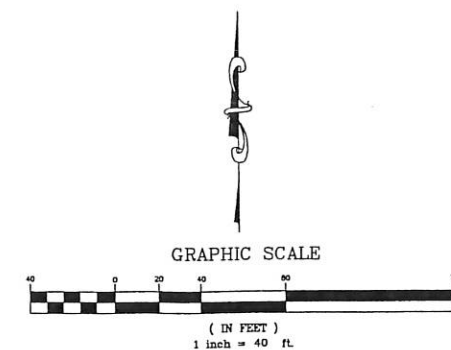
A handwritten signature in blue ink, appearing to read "Victor A. Davis, Jr.", with a stylized, cursive script.

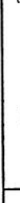
Victor A. Davis, Jr.

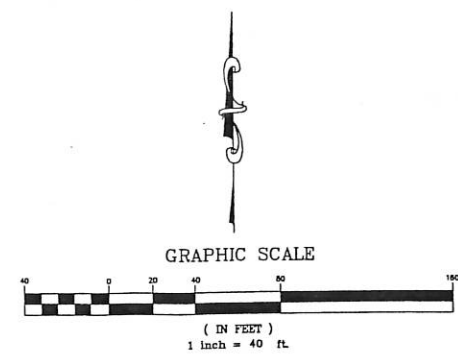
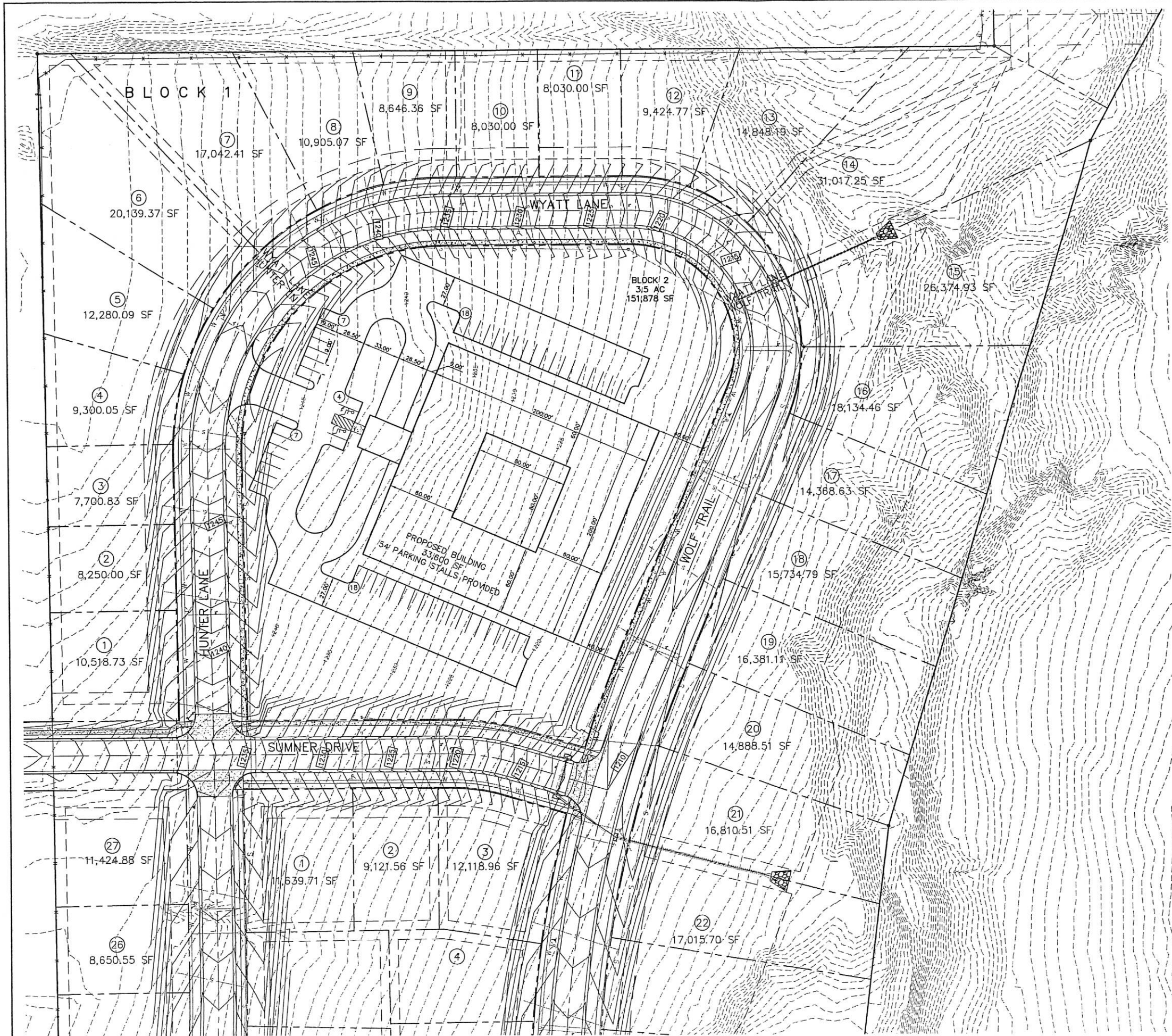
VAD/gh



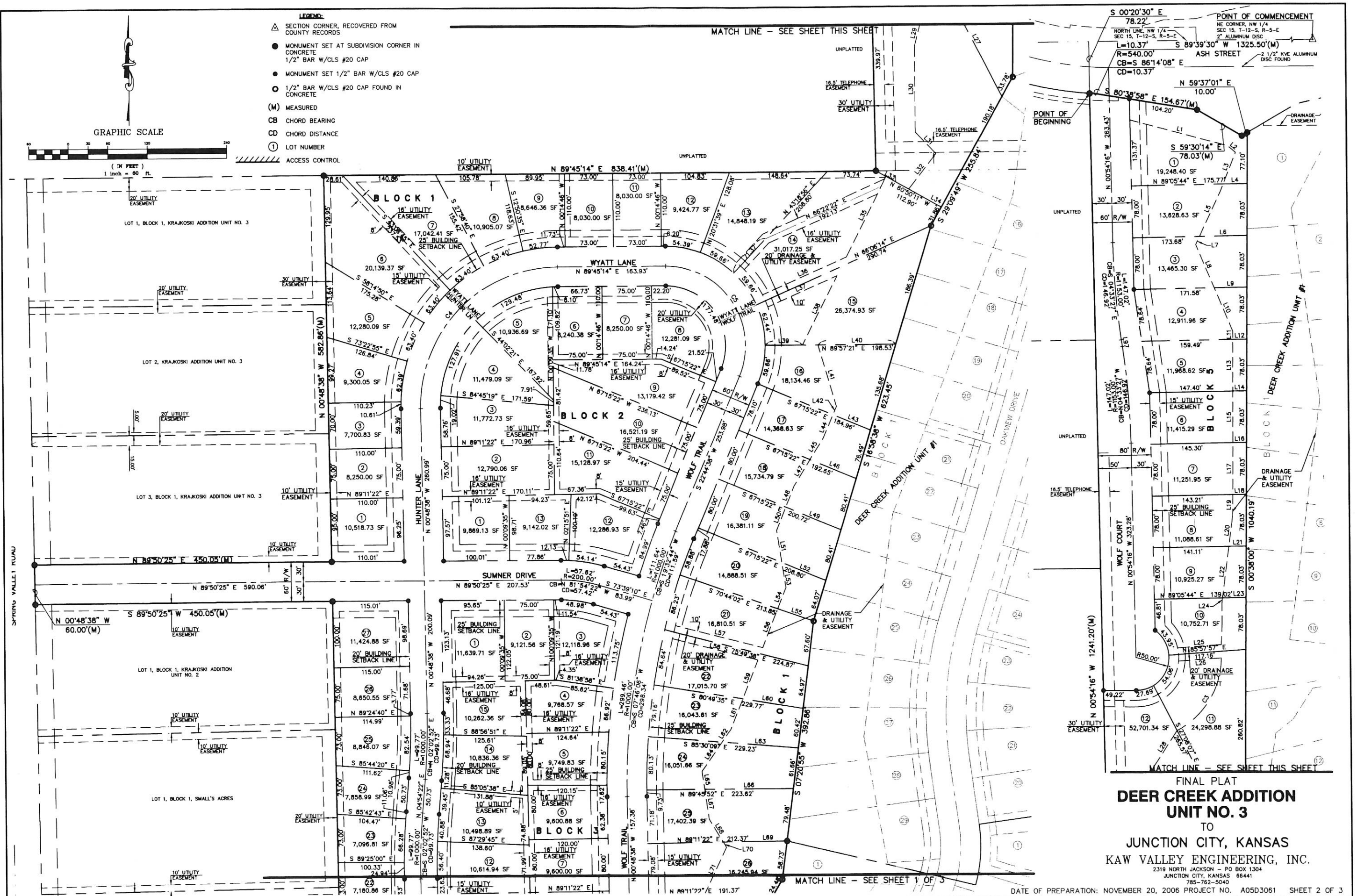
2318 N. JACOBSON P.O. BOX 104 JUNCTION CITY, MO 64444 PH. (785) 762-5040 FAX (785) 762-7744 jck@kveeng.com www.kveeng.com		KAW VALLEY ENGINEERING	
DEER CREEK ADDITION		JUNCTION CITY, KANSAS	
PROJECT NO. A14-5102		SKETCH 1	
DESIGNER LDO		DRAWN BY DL	
CFN 5102SK1_DEERCREEK		SHEET 1 OF 1	
REV		DATE	DESCRIPTION
		REV	DATE
		DSN	CHK

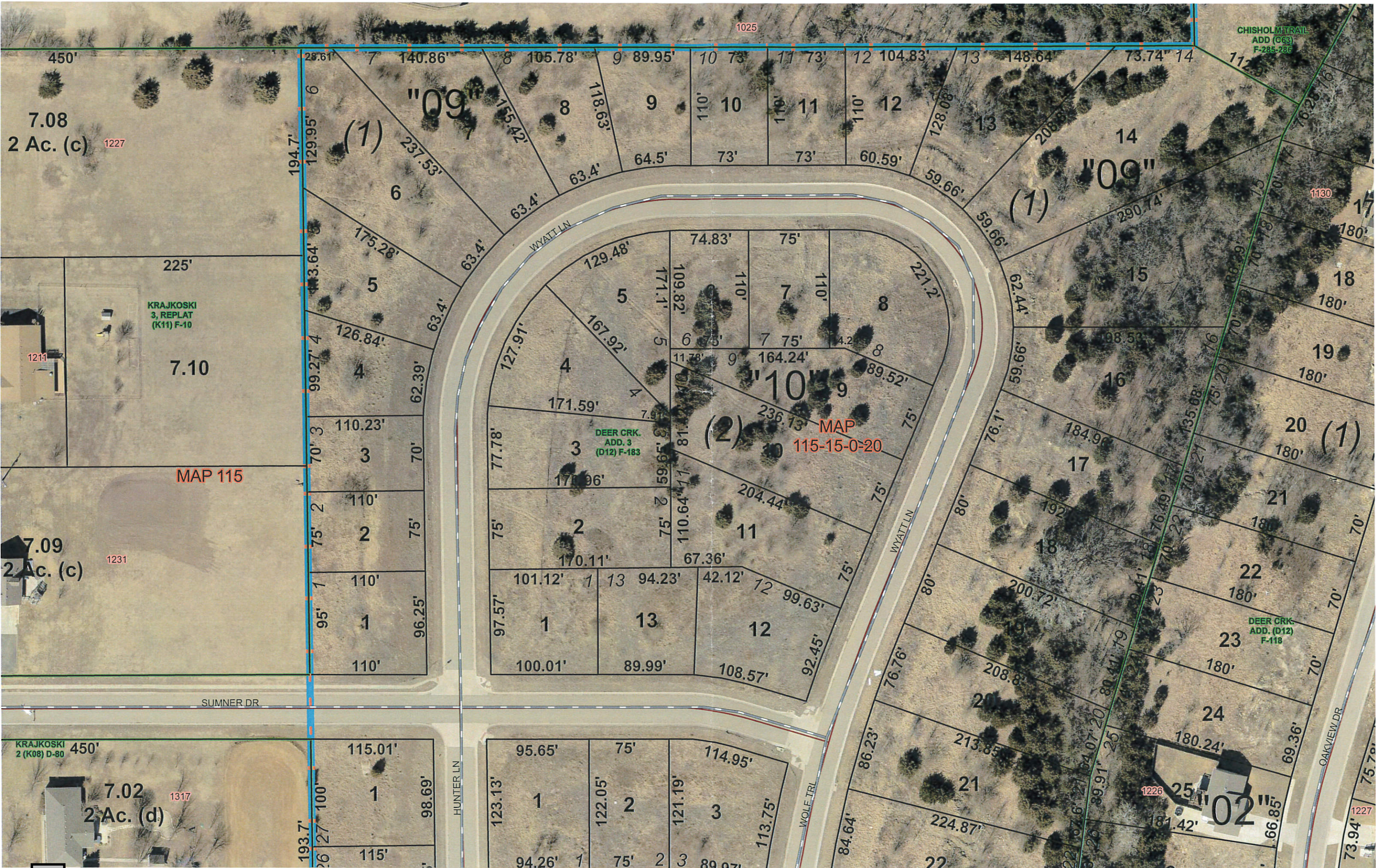


DEER CREEK ADDITION JUNCTION CITY, KANSAS SKETCH 2		 KAW VALLEY ENGINEERING 2319 N. JACKSON P.O. BOX 1324 JUNCTION CITY, KANSAS 66114 PH. (785) 762-7744 jck@kvw.com www.kvw.com							
PROJ. NO. A10_5102 DESIGNER LDO		DRAWN BY DI CFN 5102SK2_DEERCREEK		REV DATE		DESCRIPTION		DSN DWN CHK	
SHEET 1 OF 1									



2319 N. JACKSON P.O. BOX 1304 JUNCTION CITY, KANSAS 66441 PH. (785) 782-5046 FAX (785) 782-7744 kawvalley.com www.kawvalley.com		KAW VALLEY ENGINEERING	
DEER CREEK ADDITION		JUNCTION CITY, KANSAS	
SKETCH 4		REV DATE DESCRIPTION	
PROJ. NO. A10_5102		DSN DWN CHK	
DESIGNER LDO		DRAWN BY DL	
SHEET 5102SK4_DEERCREEK		1 OF 1	





Land Bank Board of Trustees Meeting

Backup material for agenda item:

- d. Consideration of Offer to Purchase from John Kramer for Lot 1, Block 1, Cherokee Addition, a 5-acre tract of land owned by the Land Bank north of Grant Avenue.

City of Junction City
Land Bank Board of Trustees/City Commission
Agenda Memo

May 17, 2016

From: David L. Yearout, AICP, CFM, Director of Planning and Zoning

To: Land Bank Board of Trustees/City Commission & Allen Dinkel, City Manager

Subject: Offer to Purchase Land Bank Lot – John Kramer, Kramer Land, LLC – Cherokee Addition

Issue: Consideration of the Acceptance of the Offer to Purchase one Land Bank lot (Lots 1, Block 1, Cherokee Addition).

Explanation of Issue: The Junction City Land Bank received a written offer from John and Larry Kramer, on behalf of Kramer Land, LLC, on April 28, 2016, to purchase the 5-acre Land Bank lot that is platted as Lot 1, Block 1, Cherokee Addition. This is located north of Grant Avenue as shown on the attached aerial. The offer is to purchase this lot for \$11,625.00. This offer, as is shown in the written offer, based on a value of \$3,000.00 per acre for the 3.5 acres of “crop land” and \$750.00 per acre for the 1.5 acre of “tree-covered land. This property has no specials assessed against it, so no action by the City Commission is required.

Staff Recommendation: Staff believes this is a reasonable offer and should be accepted for, what is essentially, “farm land.”

Suggested Motion:

Trustee _____ moved the Junction City Land Bank Board of Trustees accept the Offer to Purchase received from John and Larry Kramer, on behalf of Kramer Land, LLC, the 5-acre Land Bank lot that is platted as Lot 1, Block 1, Cherokee Addition and located north of Grant Avenue for \$11,625.00, and direct City staff to proceed in moving all the necessary documentation forward, including authorizing the Chair to sign all documents regarding said sale.

Trustee _____ seconded the motion.

Enclosures:

Offer from John and Larry Kramer, on behalf of Kramer Land, LLC, with aerials and other information on the relevant property.

28 April 2016

Attn: David Yearout

We would like to purchase a 5 acre tract of land on Grant Avenue from the Junction City Land Bank(see enclosed property map and description). Our offer is \$11,625.00. (3.5 acres cropland @ \$3000/ac and 1.5ac trees @ \$750/ac). We purchased an adjoining tract for \$3000/cropland acre in 2015 from the Briggs family.

John A Kramer

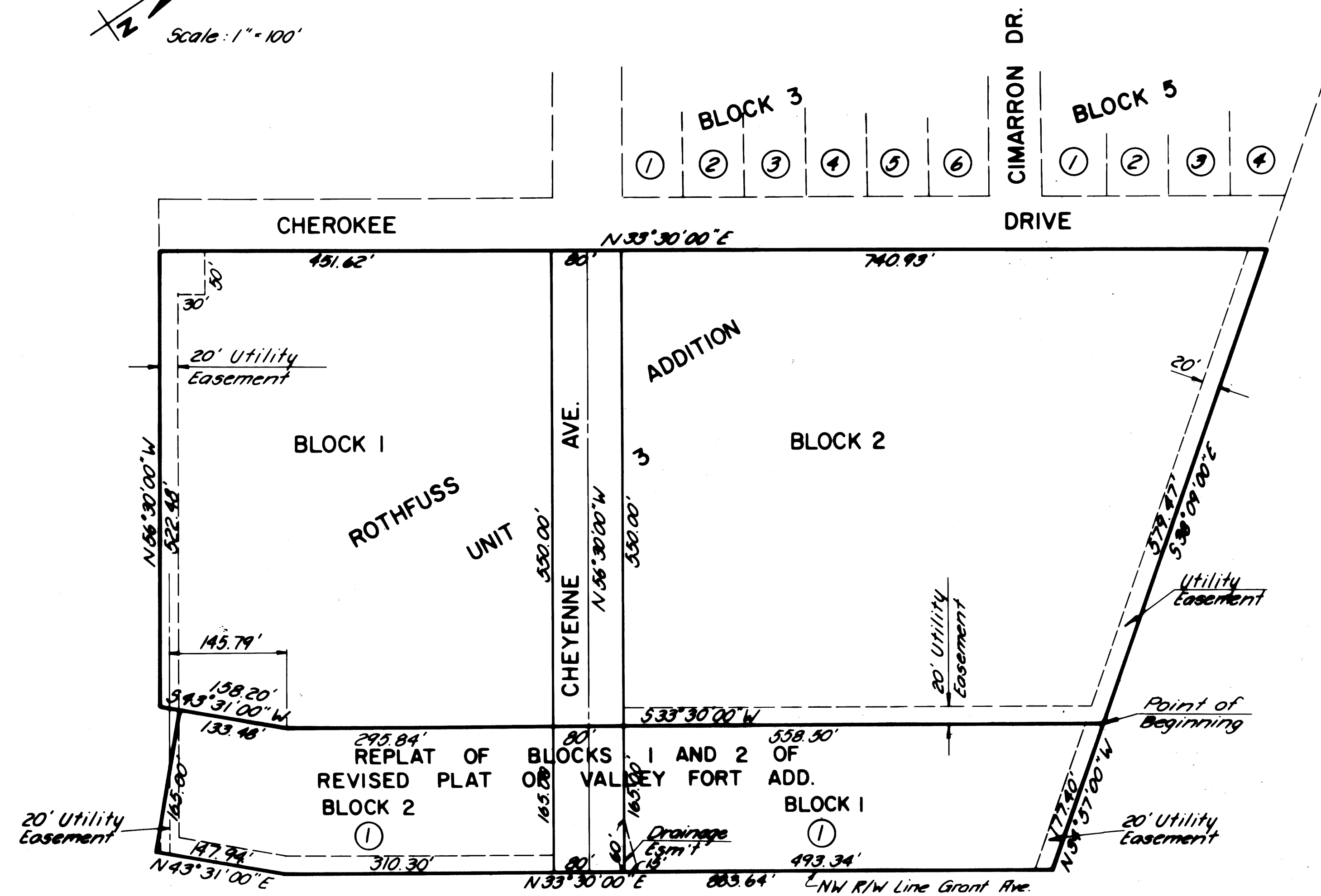


Larry E Kramer

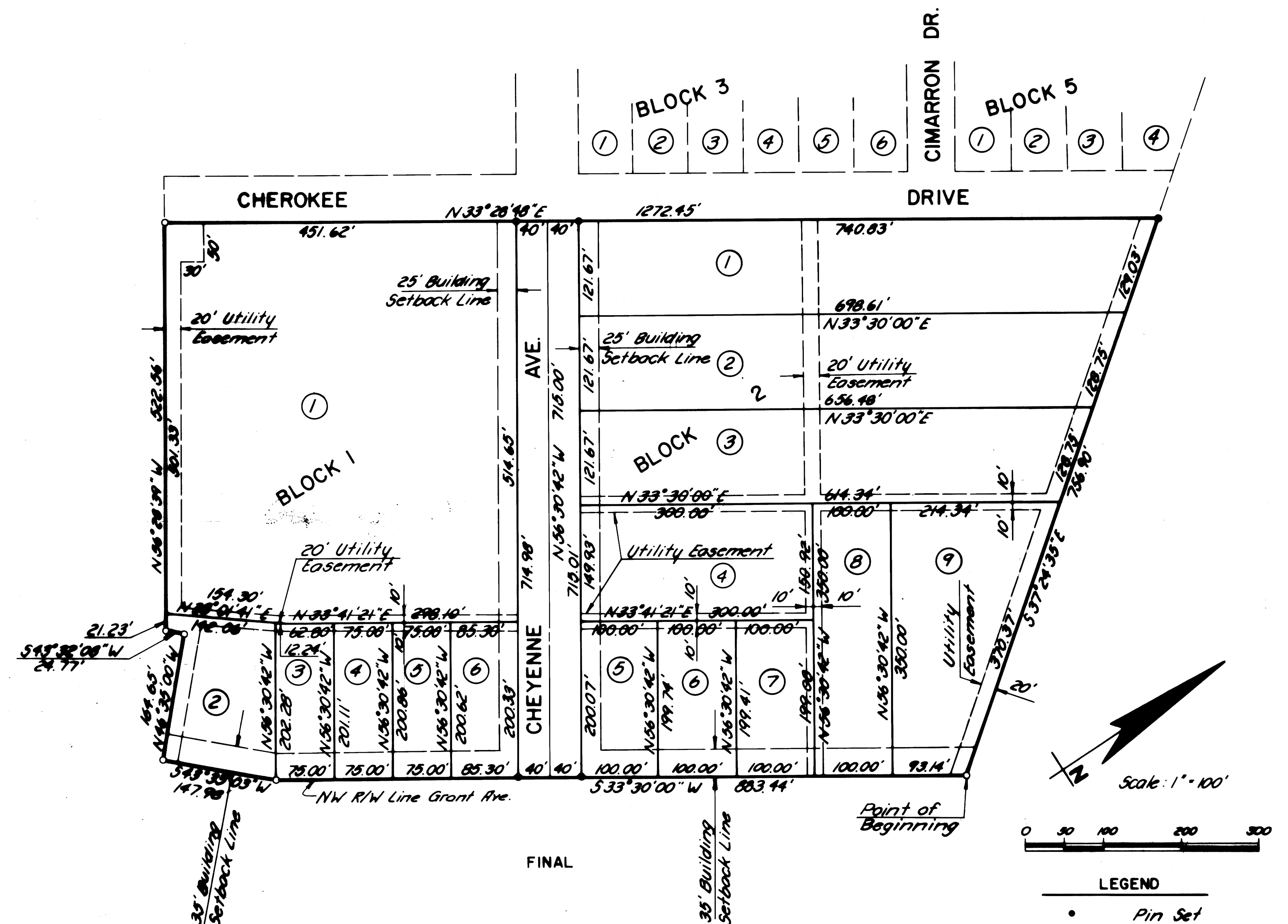


RECEIVED
APR 28 2016
Junction City/Geary County
Planning and Zoning

John K- 785- 223- 3048
10916 Quarry Rd
Milford, KS 66514



ORIGINAL



FINAL

Description: A tract of land located in Special Section 4, and Special Section 2, all in Township 11 South, Range 6 East of the 6th P.M. also being a Replat of the Replat of Blocks 1 and 2 of the Revised Plat of Valley Fort Addition, also a Replat of Blocks 1 and 2 of Rothfuss Addition: Unit 3, all in Junction City, Kansas described as follows:

Beginning at a point being the Northeastly Corner of Lot 1, Block 1 of the Replat of the Revised Plat of Valley Fort Addition, Junction City, Kansas; thence $S 33^{\circ}30'00''W$ on the Easterly line of said Replat of Valley Fort Addition a distance of 883.44 feet; thence $S 43^{\circ}35'30''W$ a distance of 147.98 feet to the Southeastly corner of said Replat of Valley Fort Addition; thence $N 46^{\circ}35'00''W$ a distance of 164.65 feet to a point on the Easterly line of Block 1, Rothfuss Addition: Unit 3; thence $S 43^{\circ}32'08''W$ on said Easterly line, a distance of 24.77 feet to the Southeastly corner of said Block 1, Rothfuss Addition: Unit 3; thence $N 56^{\circ}28'39''W$ on the Southerly line of said Block 1, a distance of 522.56 feet to the Southwestly corner of said Block 1; thence $N 33^{\circ}28'48''E$ on the Westerly line of Blocks 1 and 2 of said Rothfuss Addition: Unit 3 a distance of 1272.45 feet to the Northwestly corner of said Block 2; thence $S 37^{\circ}24'35''E$ on the Northerly line of said Block 2, Rothfuss Addition: Unit 3 and the Northerly line of the Replat of the Revised Plat of Valley Fort Addition a distance of 756.90 feet to the point of beginning. Contains 18.78 acres more or less.

CHEROKEE ADDITION

to
JUNCTION CITY, KANSAS

PREPARED BY:

AE ASSOCIATED ENGINEERS INC./KANSAS
JUNCTION CITY, KANSAS 66441
ARCHITECTS-ENGINEERS-SOIL SCIENTISTS-LANDSCAPE ARCHITECTS & PLANNERS

PROJ. NO. 30,028 KJC

SHEET 1 OF 2

Land Bank Board of Trustees Meeting

Backup material for agenda item:

- e. Discussion of Agreement with Board of Realtors concerning Marketing of Land Bank Lots.

City of Junction City
Land Bank Board of Trustees/City Commission
Agenda Memo

May 17, 2016

From: David L. Yearout, AICP, CFM, Director of Planning and Zoning

To: Land Bank Board of Trustees/City Commission & Allen Dinkel, City Manager

Subject: Marketing Agreement with Board of Realtors

Issue: Marketing Plan for Land Bank Lots

Explanation of Issue: At the last meeting, the Board of Trustees authorized staff to move forward with an Agreement with the Board of Realtors to allow the Land Bank to pay a 10% commission on contracts for purchase of Land Bank lots that are brought to the Land Bank by a licensed realtor. We are presenting the information obtained regarding how to implement that plan.

Rationale for Marketing Plan: As the Board will recall, staff believes this approach will get the information about the availability of the Land Bank lots into the hands of those “on the front lines” of inquiries concerning available properties in the marketplace. Most inquiries originate with a “realtor” and using the existing real estate network to get our information in front of potential buyers...whether an individual looking for a lot on which to build or a builder looking for lots to obtain to build “spec homes”...seems to make the most sense. By providing a financial incentive for the realtors to “sell our lots”, seems to be the most logical path to increase our sales.

The President of the Board of Realtors, Staci Schroeder, has been in contact with staff and we are working with the City Attorney to get all the documents together to fully implement this plan. That information will not be available until the actual meeting.

Supporting Efforts to Market: As was discussed last meeting, staff has already written an article concerning the Junction City Land Bank which was submitted to the League of Kansas Municipalities for publication in the Kansas Government Journal, most likely in the June issue. The article has also been submitted to the Wichita Area Builders Association for publication in their monthly newsletter. We are also providing the article to the Flint Hills Builders Association with the request they do the same thing.

This matter was also discussed at the last Economic Development Commission meeting and we will be extending the “sales commission” agreement to the Manhattan Board of Realtors. We also plan to schedule an “informational meeting” to all the realtors in Junction City, Manhattan, and beyond, to provide more information on the Land Bank properties, to be followed by a “bus tour” of the properties and other development activity in Junction City. We will coordinate this event with the Chamber of Commerce and the Visitors and Convention Bureau, as well as the EDC.

Staff Recommendation: No particular action is requested at this time.

Land Bank Board of Trustees Meeting

Backup material for agenda item:

f. Discussion regarding the 2016 Tax Sale concerning the lots owned by Choice Properties in Mann's Ranch and Sutter Woods - Deed to Land Bank, NRP, and other relevant issues.

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May 17, 2016

From: David L. Yearout, AICP, CFM, Director of Planning and Zoning

To: Land Bank Board of Trustees/City Commission & Allen Dinkel, City Manager

Subject: Discussion on 2016 Tax Sale Properties

Issue: Discussion on 2016 Tax Sale Properties

Explanation of Issue: Geary County has concluded its 2016 Tax Sale and there were a number of properties in Mann's Ranch and Sutter Woods that did not sell. Staff anticipates the County will be preparing to deed these properties to the Junction City Land Bank in the near future. A map showing the primary lots that will be considered, which are known as the "Choice Properties" lots, are shown on the attached map.

Staff believes the Land Bank should initiate the discussion regarding these lots and start the process to include them in the "overall Land Bank" program. This will primarily involve amending the Neighborhood Revitalization Plan (NRP) to include these new lots. That will require a formal action to amend the NRP. Staff believes this should be started as quickly as possible to get that step behind us.

There are also some "issues" that are within this area that have become known; primarily a "drainage issue" that is probably a result of poor design and/or construction of the drainage system on the south end of Mann's Ranch that is impacting property in Sutter Woods. It is the opinion of staff that this is a "city issue" that will have to be addressed in due time. The City Engineer approved the design and construction of that system at the time the subdivision was developed and only the City can address the problem.

It is not something that needs to be done "tomorrow"; but the City should be evaluating how to best solve the problem and provide a plan and timetable to the landowners impacted. The solution is better handled when the City/Land Bank owns the properties in question.

Because these lots were allowed to go to the Tax Sale, there will be at least one year that we must wait before clear title can be obtained from the Title Companies. Irrespective of that fact, it is believed it is in the City's interests to have possession and control of these properties; rather than leave them in limbo.

Staff Recommendation: Take action to communicate the desire to have these lots deed to the Land Bank from Geary County as soon as possible; and take action to start the process to amend the NRP to include these new properties in the NRP program for Land Bank lots.

Suggested Motion:

Trustee _____ moved the Junction City Land Bank Board of Trustees communicate the desire to obtain the 2016 Tax Sale lots known as the "Choice Properties" lots from Geary County and direct staff to begin the process to amend the Neighborhood Revitalization Program to include these lots as part of the Land Bank properties eligible for the NRP.

Trustee _____ seconded the motion.

Enclosures:

Map of Choice Properties Lots from 2016 Tax Sale

